

CITY OF BUFFALO URBAN RENEWAL AGENCY
Board Of Directors Meeting
Thursday, April 27, 2023
9:30 a.m., Room 901 City Hall

Public was able to attend via www.webex.com:

<https://cityofbuffalourbanrenewalagency.my.webex.com/cityofbuffalourbanrenewalagency.my/j.php?MTID=m5888cffdf9d63b240207ca92a04b29fb>
Meeting number: 2556 417 0673

Public was able to attend via Phone:

+1-415-655-0001 US Toll
Access code: 255 641 70673

MEETING DATE: April 27, 2023

MEMBERS PRESENT: Brendan R. Mehaffy, BURA Vice Chairman
Council President Pridgen
Commissioner Delano Dowell
Cavette Chambers, Corporation Counsel
Council Member Golombek
Council Member Nowakowski

MEMBERS EXCUSED: Mayor Byron Brown

SECRETARY: Scott C. Billman

OTHERS PRESENT: Hope Young Watkins, BURA Senior Director, Yvonne McCray, BURA Director of Housing, Tracy Cooley, BURA Director of Finance, Savannah Figueroa, BURA Staff Attorney, Joanne Kearns, Pam Walker-Jarmon, Evelyn Rodriguez, Ronald Dixon, Jessica Starks, Michael Godfrey, Pamela Jackson, Tashene Eubanks

- 1.0 Mr. Mehaffy called the meeting to order at 9:35 am.
- 2.0 Council President Pridgen made the motion to waive the reading of the minutes of the February 23, 2023 meeting, seconded by Commissioner Dowell and carried unanimously.
- 3.0 **MONTHLY REPORTS (Information)**
FINANCIAL CONTROL OF AGENCIES
- 3.1 Ms. Cooley, Director of FCA (Financial Control of Agencies), provided an update to the Board.
- 4.0 **NEW BUSINESS (Action)**
- 4.1 **FOLWELL APARTMENTS INCREASE IN FUNDS, 219 BRYANT ST, PEOPLE COMMUNITY HOUSING DEVELOPMENT CORP. PEOPLE, INC. – DEVELOPER**
Agency Members approved a request to increase the funding allocation by an additional \$350,000.00 in HOME funds for the Folwell Apartments project. This increase in funding is due to project cost increases that consist of significant delays in construction start and completion; cost overruns on materials needed to complete the additional work.

Motion made by Corporation Counsel Chambers to approve item 4.1, seconded by Council President Pridgen and carried unanimously.

4.2 LA PLAZA DE VIRGINIA INCREASE IN FUNDS, 57 VIRGINIA ST. HISPANOS UNIDOS DE BUFFALO, DEVELOPER

Agency Members approved a request to increase the funding allocation in HOME funds by an additional \$555,905. The total amount of the HOME funding will be \$1,505,905. Due to the COVID-19 pandemic, the project cost increases consist of significant delays in both construction start and completion; cost overruns on materials needed to complete the additional work.

Motion made by Council Member Nowakowski to approve item 4.2, seconded by Commissioner Dowell and carried unanimously.

4.3 MT. OLIVE SENIOR MANOR ALLOCATION OF HOME FUNDS

Agency Members approved a request to allocate HOME Funds not to exceed \$2,014,204,703 to Mt. Olive. The funds will be allocated to the developer, or an entity formed by the developer for the specific completion of the project at 703 E. Delavan. Five Thousand (\$5,000) of the not to exceed amount will be utilized for Project Delivery Costs. Mt. Olive Senior Manor & People Inc. are co-developers proposing to develop a \$27.5 million-dollar affordable housing project at 703 E. Delavan. All units will be made affordable to households whose annual income is at or below 30%, 50% and 60% of AMI.

Motion made by Council President Pridgen to approve item 4.3 seconded by Council Member Nowakowski and carried unanimously.

4.4 REQUEST FOR ADDITIONAL FUNDS 2201-2209 FILLMORE AVE. LLC (FILLMORE APARTMENTS) 2201-2209 FILLMORE AVENUE, ONYX ADMINISTRATIVE SERVICES OF BUFFALO NY LLC., DBA ONYX GLOBAL GROUP - DEVELOPER

Motion made by Council President Pridgen to amend the increase in non-federal funds from \$306, 891.33 to \$406,891.33 for item 4.4, seconded by Council Member Nowakowski and carried unanimously.

Agency Members approved a request to increase the funding for the Fillmore Apartments Project by an additional \$652,800, and non-federal funds of \$406,891.33. This increase in funding will cover residential & commercial labor, materials, and other construction costs, as well as support site preparation for the project. If approved, the total amount of funding will be \$1,809,691.33 (HOME funding-\$850,000; CDBG funding-\$652,800; non -federal funding-\$406,891.33 (item amended from \$306,891.33\$ to 406,891.33). The increase in costs were primarily due to construction completion challenges that emerged as deteriorated structural conditions were found as the project was underway.

Motion made by Council Member Golombek to approve item 4.4, seconded by Corporation Counsel Chambers and carried unanimously.

5.0 EXECUTIVE SESSION

6.0 ADJOURNMENT

There being no further business to discuss, Council President Pridgen made the motion to adjourn the meeting, seconded by Councilmember Nowakowski and carried unanimously. The meeting was adjourned at 10:10 am.

Scott C. Billman
Scott C. Billman, BURA Secretary

Reported by Risë Geller